

April 04, 2022

Public Works Lee's Summit City Public Works 220 SE Green St Lee's Summit, MO 64063

RE: Storm Memo for 2911 NE Independence Ave, Lee's Summit, MO 64064

K1 Speed is applying for Preliminary Engineering to develop the site located at 2911 NE Independence Ave in Lee's Summit. The project will consist of construction of a 11,250 square foot office building and a 47,600 square foot building which will house a racetrack, restaurant, and spectating area.

The existing site is a grass pad site with little impervious area; however, in 2015 a PDP submitted by Hg Consult Inc. for Strother Crossings and was accepted by Lee's Summit. The PDP, attached, showed a proposed layout for Lots 8 & 9. The impervious area in the PDP is shown below in Table 1.

Lots 8 & 9, now Lots 1 & 2 for the 2022 proposed PDP, are to be combined and split. The impervious area for the proposed lots is shown in Table 2 below. In conversations with Lee's Summit staff, all Strother Crossings is detained and treated by a regional detention pond to the west. This project decreases the amount of impervious from the 2015 PDP and therefore will not require water quality or quantity facilities.

Table 1: Preliminary Development Plan Areas (2015)

2015 PDP								
Basin ID	AREA		PERVIOUS		IMPERVIOUS		CN-Value	C-VALUE
Lot 8	117,724 SF	(2.70 ac)	25,368 SF	(0.58 ac)	92,356 SF	(2.12 ac)	94	0.77
Lot 9	78,867 SF	(1.81 ac)	17,963 SF	(0.41 ac)	60,904 SF	(1.40 ac)	94	0.76
Total	196,591 SF	(4.51 ac)	43,331 SF	(0.99 ac)	153,260 SF	(3.52 ac)	94	0.77

Table 2: Preliminary Development Plan Areas (2022)

2022 PDP								
AREA ID	AREA		PERVIOUS		IMPERVIOUS		CN-Value	C-VALUE
Lot 1	52,478 SF	(1.20 ac)	17,240 SF	(0.40 ac)	35,238 SF	(0.81 ac)	92	0.70
Lot 2	144,113 SF	(3.31 ac)	35,398 SF	(0.81 ac)	108,715 SF	(2.50 ac)	94	0.75
Total	196,591 SF	(4.51 ac)	52,638 SF	(1.21 ac)	143,953 SF	(3.30 ac)	93	0.74

If you have any questions, please contact me at austin.lage@ibhc.com or 913-663-1900.

Sincerely,

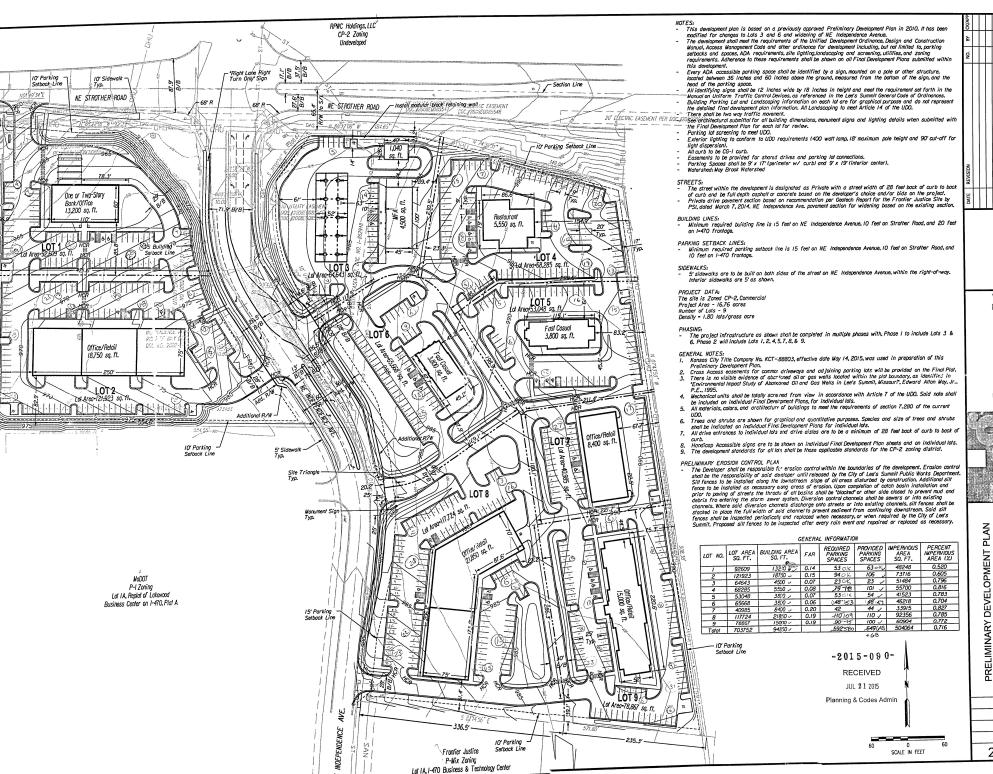
Austin Lage, P.E. Project Engineer



APPENDIX

2015 Proposed Site Layout

2022 Proposed Site Layout



1/2015 REVISED PLANS PER CITY COMMENTS DATED 7-7-15 370215 REVISEN SUBMITHE, TO CITY HE SHIT A BLE WE SEL AND THE SOAMER M BLE WE THE PAM SE AL WINGRED ALTBADDE. THE CHITECATOR CONTAND ON THIS DOCUMENT SHA

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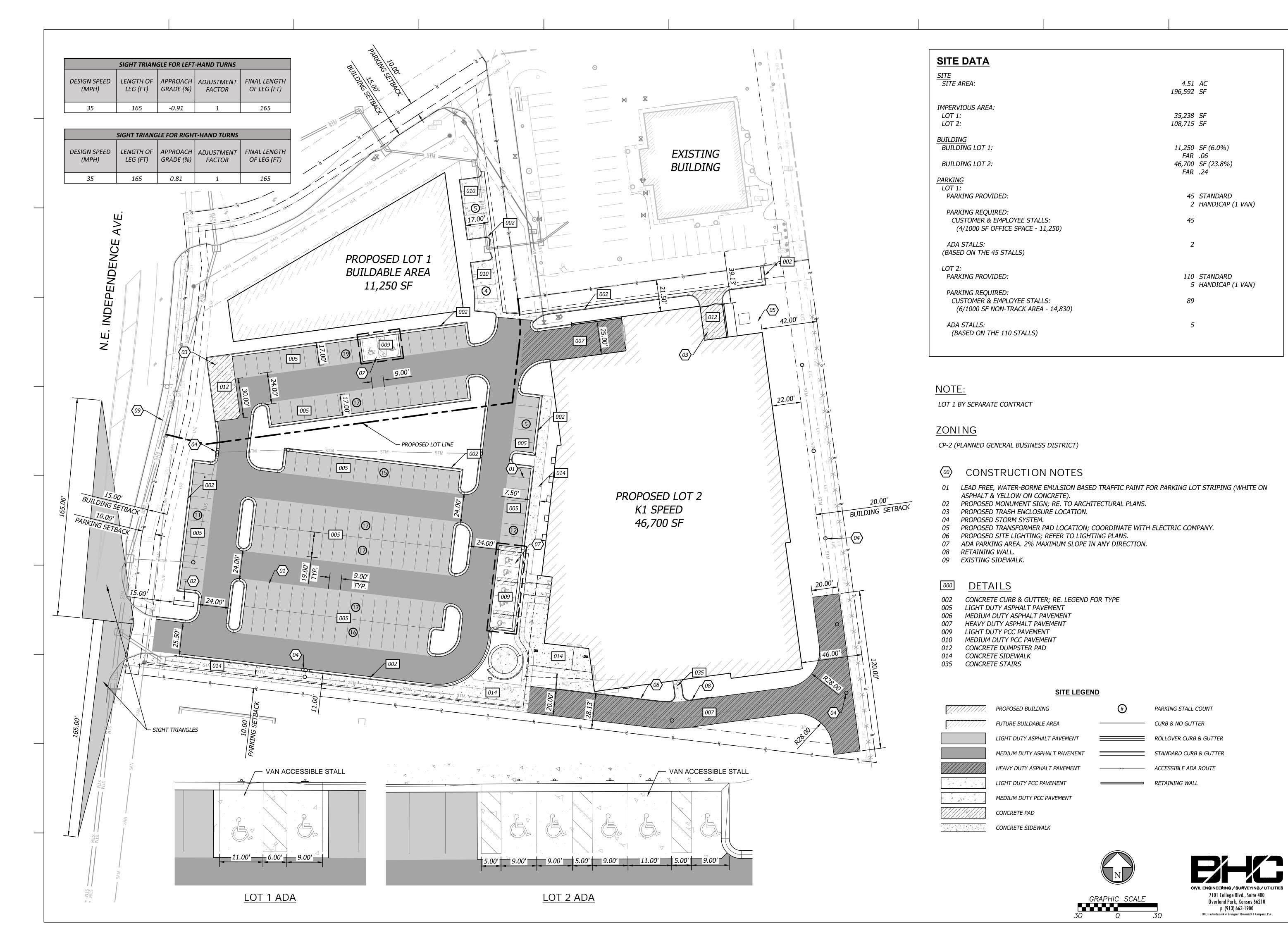
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K-1 Speed
Entertainment Complex

Revisions:

01 PDP-CITY COMMENTS 03/15/2022

02 PDP-CITY COMMENTS 04/04/2022

Project #: 21110

Preliminary
Development Plan

10 February 2022

SITE PLAN